



## Atlas Avenue, Buckshaw Village, Chorley

**Offers Over £324,995**

Ben Rose Estate Agents are delighted to present to the market this beautifully presented four-bedroom detached home, situated in the highly sought-after residential area of Buckshaw Village. Occupying a generous plot, this charming property offers spacious and versatile living accommodation, making it an ideal family home.

Conveniently located, the property is just a short drive from the towns of Chorley and Leyland and is surrounded by excellent local schools, shops, and amenities, with a nearby playground adding to its family appeal. The home also benefits from superb transport links, including Buckshaw Parkway train station and easy access to the M6 and M61 motorways, making it perfect for commuters.

Stepping into the property, you are welcomed into the entrance hallway, where a convenient WC is located alongside the staircase to the upper level. To the right, you will find the spacious lounge, featuring a central fireplace and a large window overlooking the front aspect, allowing for plenty of natural light. Continuing through, you will enter the impressive open-plan kitchen/diner, which spans the full width of the home. The contemporary fitted kitchen offers ample storage and includes integrated appliances such as a fridge, freezer, oven, hob, washing machine and dishwasher. The dining area provides plenty of space for a large family dining table, with double patio doors opening out to the rear garden.

Moving upstairs, you will find four well-proportioned double bedrooms, with the master and bedroom two benefiting from integrated storage. The master bedroom also boasts a private ensuite shower room. A three-piece family bathroom, featuring an over-the-bath shower, completes this level.

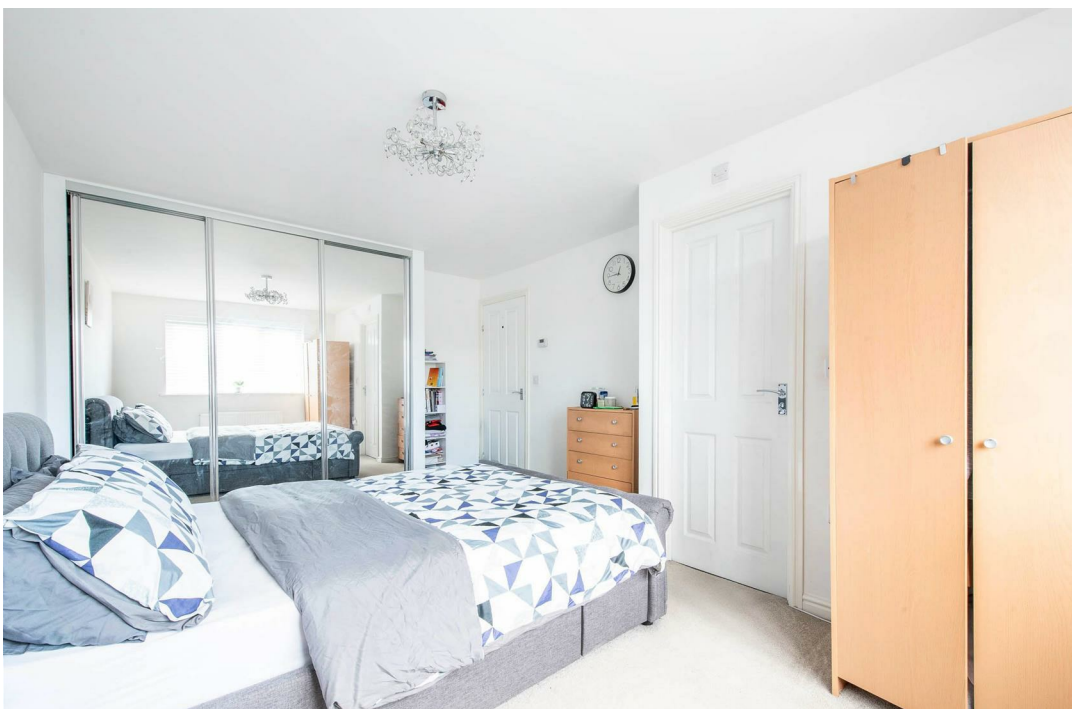
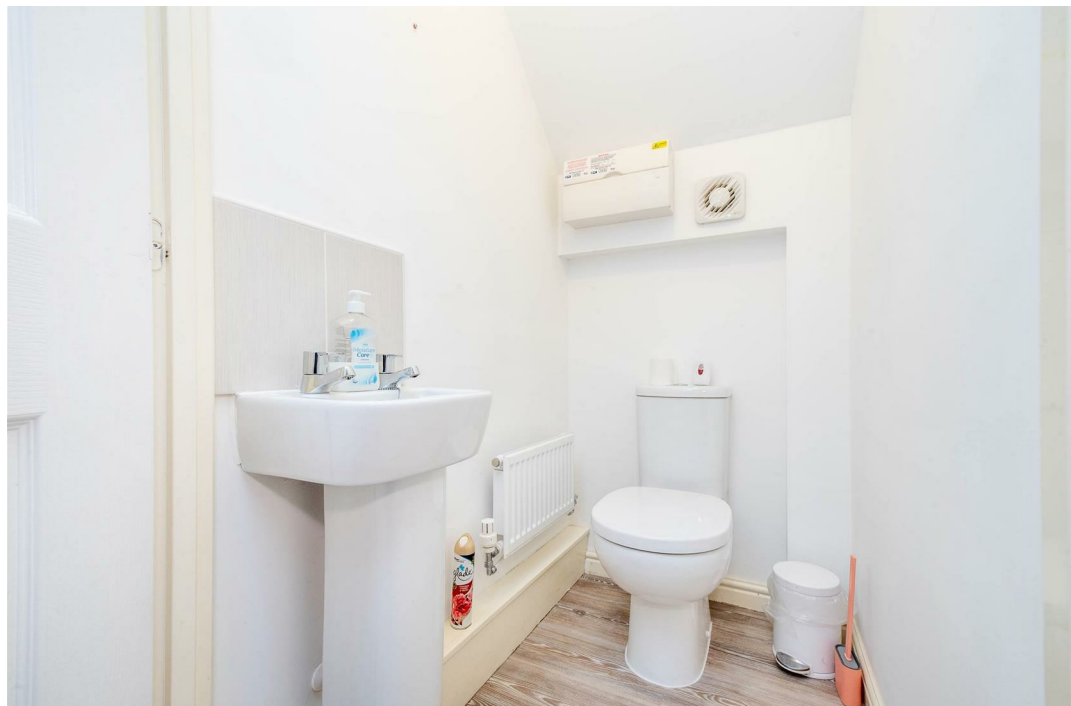
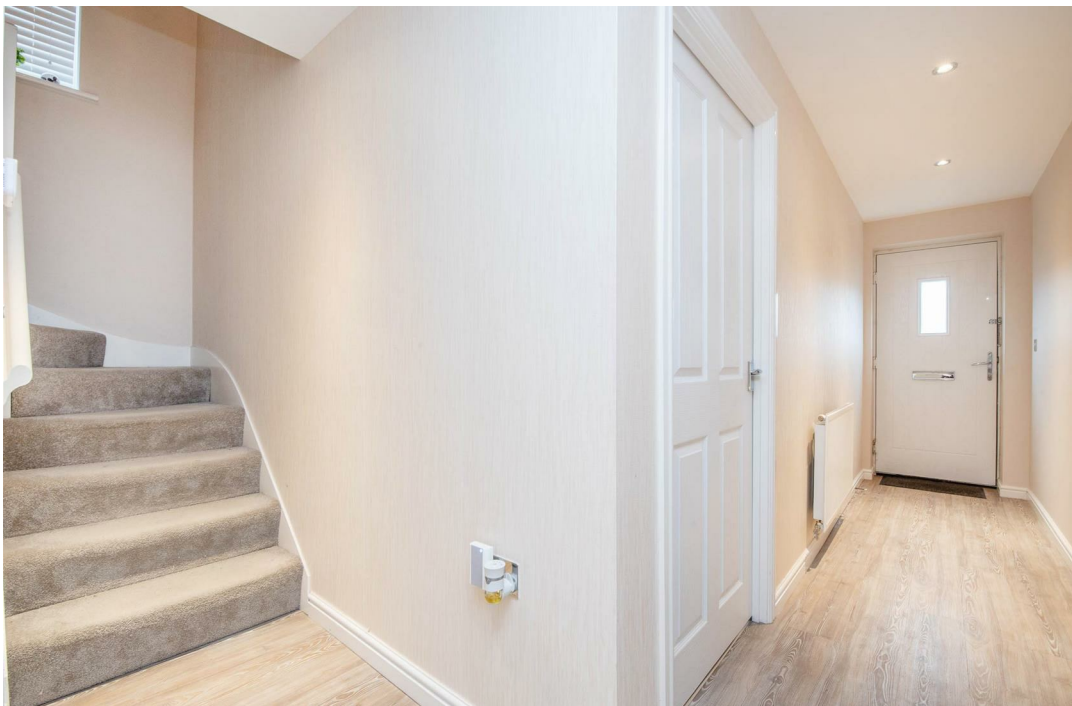
Externally, the home benefits from a private driveway to the front, providing off-road parking for up to three vehicles and access to the attached garage via an up-and-over door. The garage is equipped with power and lighting and can also be accessed internally from the entrance hallway for added convenience.

To the rear is a generously sized south-facing garden, featuring a well-maintained lawn and flagged patio - perfect for relaxing or entertaining.

Early viewing is highly recommended to avoid potential disappointment.





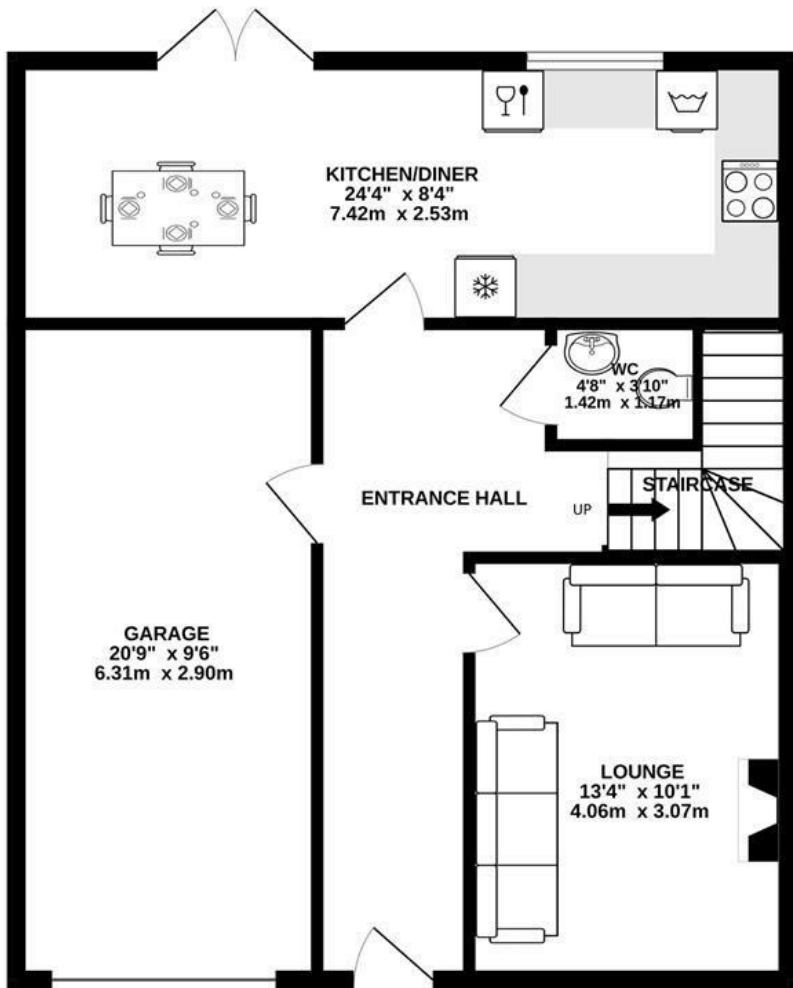




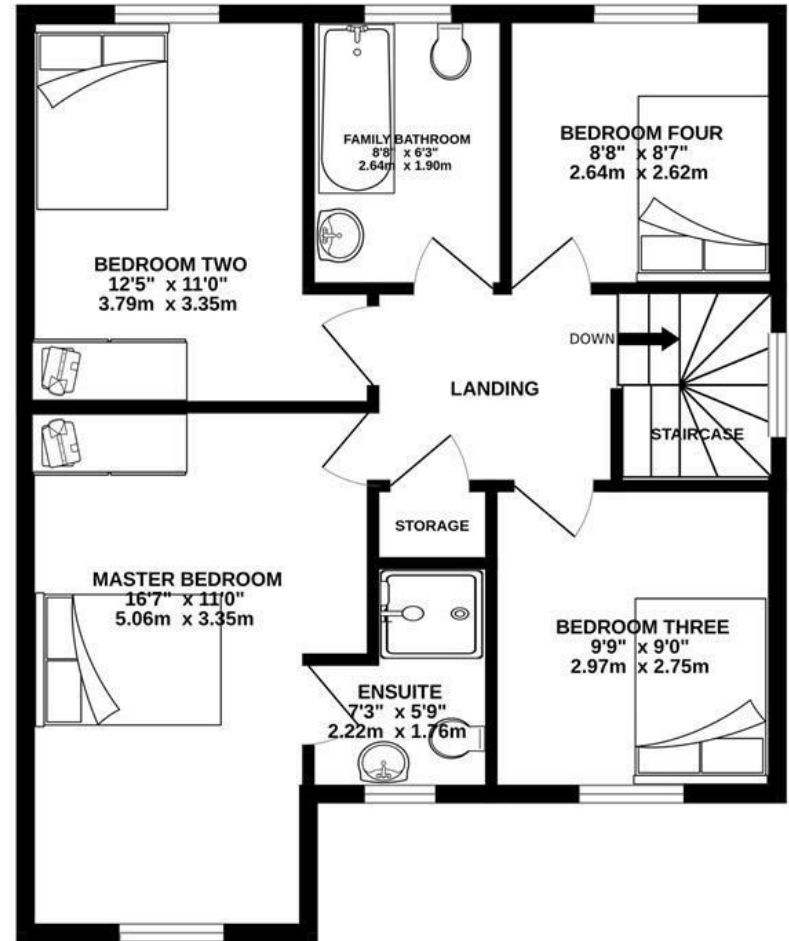




GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



1ST FLOOR  
624 sq.ft. (58.0 sq.m.) approx.

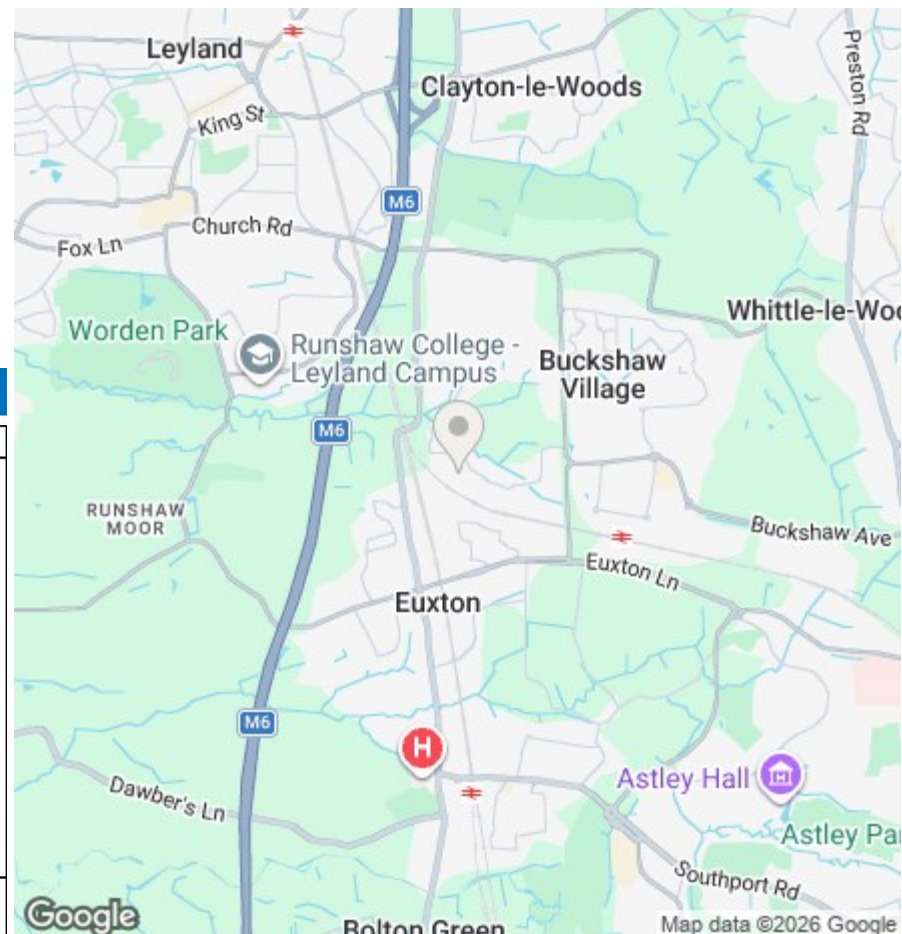


TOTAL FLOOR AREA : 1327 sq.ft. (123.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	